

AGRICULTURAL LAND PRESERVATION COMMISSION

MINUTES OF THE AUGUST 11, 2005 MEETING

COMMISSION MEMBERS PRESENT: Jim Opaluch, Everett Stuart, Kevin Nelson, Bob Sutton, Judy Bailey, George Mason

COMMISSION MEMBERS ABSENT: Dave Wallace, Jason Pezzullo

STAFF PRESENT: Ken Ayars, DEM/Agriculture
Vicky Drew, USDA/NRCS

GUESTS: Mike Holtzman, Woonsocket Call Newspaper
John and Monique Jevne, Deerpath Farm

The meeting began at 4:00 pm at the Little Compton Town Hall, Council Chambers, 40 Commons, Little Compton.

John and Monique Jevne provided an update on recent activities concerning efforts to protect the farm, and a commitment by the Town of Smithfield of \$150,000 in this regard.

The Jevne Farm, North Smithfield was discussed and scored, and achieved a primary score of 20.0 and secondary score of 6.83, for a total of 26.83.

Everett Stuart made a motion, seconded by Kevin Nelson, to approve the minutes of the July 14, 2005 meeting. The motion passed unanimously.

Robert Sutton made a motion, seconded by Kevin Nelson, to accept the Jevne Farm into the program, and authorize an appraisal of the property. The motion passed unanimously.

Robert Sutton made a motion, seconded by Everett Stuart, that because of the limited amount of agricultural land at the Jevne Farm, the Commission's contribution be limited to matching the contribution by the Town of North Smithfield up to \$150,000, subject to the appraisal. The motion passed unanimously.

Vicky Drew provided an update on recent amendments to the 2002, 2004 and 2005 FRPP Cooperative Agreements between the Commission and USDA/NRCS, and notified the Commission that the 2003 Cooperative Agreements for the Kaiser, Salisbury and Treaty Rock Farms are due to expire at the end of September, 2005. Bob Sutton made a motion, seconded by Everett Stuart, that the 2003 Cooperative Agreements be extended with USDA for one year, and that Kaiser farm no longer be considered and the funding for Kaiser be transferred to the Salisbury Farm. The motion passed unanimously.

The Commission discussed farms in negotiation:

Schartner (Bald Hill Nursery), Exeter/N. Kingstown – Schartner has purchased the Bald Hill property in fee, and the Commission has made an offer for the sale of development rights to the farm of 3.1 million, pending receipt of funding.

Green, N. Smithfield – Offer made and Purchase and sale agreement forwarded to representatives of estate.

Lebreaux, Tiverton – Appraisal received, offer for development rights to farm in amount of \$1,000,000 made to Lebreaux.

Richmond, L. Compton – Continuing discussions with family regarding conservation plan and subdivision of property.

Manfredi, Westerly – FRPP grant toward Manfredi farm moved to the Knight Farm, Scituate. No longer negotiating with family for development rights.

Escobar, Portsmouth - Proceeding toward closing by end of September, survey and final deed language being finalized.

Salisbury, Scituate – Appraisal being updated to include an additional 21 acres of woodland, per request of Salisbury.

Knight, Scituate - Proceeding toward closing by end of September, deed language being finalized, survey underway. Town meeting scheduled with respect to requested contribution of \$250,000 by the Town of Scituate.

Panciera, Hopkinton – Closed

Tuckahoe Turf, Richmond – Discussions continue toward resolving issues related to proposed public water supply wells on the property, and agreement is reached that the Water Resources Board will own in fee the acreage immediately around the proposed wells.

J. Peckham, Tiverton – Offer letter sent to Pete Peckham, no formal response as of yet. Pete Peckham to meet in the near future with tax attorney via arrangement by DEM and the Nature Conservancy.

Wallace, So. Kingstown – Commission increased its offer on a matching basis with the Town of South Kingstown to reflect the higher appraisal value.

Smith, Gloucester – appraisal to be amended to include additional 4 acres.

Ceppi, Neale and Dutra Farms, Jamestown – A meeting was recently held with DEM and representatives of the Town of Jamestown and Land Trust to discuss the negotiating committee and strategy, appraisals etc. Formal negotiations will commence upon receipt of the final appraisals.

L. Peckham, Tiverton – Undergoing Appraisal

Hibbad, Tiverton – Undergoing Appraisal.

Pandolfi, No. Smithfield – Appraisal recently received, undergoing review by DEM.

Jaswell, No. Smithfield – Undergoing appraisal.

Smith, Tiverton – Eric and Catherine Watne have purchased the Smith farm in fee, and the offer still stands for the sale of development rights by the by the Tiverton Land Trust and Commission for \$100,000 (Tiverton Land Trust and Commission each contributing \$50,000).

Bove, North Kingstown – Proceeding toward closing by the end of September, 2005.

Ken Ayars and Bob Sutton reported on 12 million dollars in the federal transportation bill to Rhode Island, which through the efforts of Senator Chaffee are designated toward open space protection particularly within the area of the Queens River Watershed. This can include farmland, and the Senator has requested via a letter to the Governor that the funds be administered through DEM. DEM and DOT are in discussion in this regard.

Ken Ayars reported the public hearing on the revised Commission rules is tentatively scheduled for October 13th, 2005. Bob Sutton made a motion, seconded by Judy Bailey, that the hearing be at 4pm at USDA, 60 Quaker Lane, on that date. The motion passed unanimously.

The Commission then toured several farms in Tiverton and Little Compton, and the meeting adjourned at approximately 6pm.

Respectfully Submitted,

Kenneth D. Ayars, Chief
Division of Agriculture, RIDEM